

RENTED - Watergruwel

50 m² - Lijnbaansgracht 344 1017cz, Amsterdam,
Noord-Holland Nederland



Property [Description](#)

RENTED - NO END DATE YET

The Watergruwel is bright and airy, with a high ceiling. She's finished to a high standard with hardwood flooring (solid Merbau) and trim, and has a modern inbuilt kitchen. She lies in a beautiful leafy quiet canal, a residential area in the city center.

Electricity, city gas, water, cable TV, sewer and high speed internet are already connected (land line telephone is available).

You may register at this address, this is a fully legal residence.

Important: I will ask for your employment details. If you are not willing to share this information, then I can not rent my property to you.

Central heat, air conditioning* (see note). There is high efficiency central heating and water cooled air-conditioning. The boat has 15 opening windows.

The location is in Amsterdam centrum on Lijnbaansgracht near Vijzelgracht, a quiet, safe, leafy neighborhood, yet only 10 minutes by foot to the nightlife areas of Leidseplein or Rembrandtsplein. Vondel park and the Rijksmuseum are also close by (the tower of the Rijks museum is visible from the window of the

Basic [Details](#)

Property Type: **Houseboat**

Listing Type: **For Rent**

Listing ID: **1044**

Price Type: **Per Month**

Price: **€1.280 Per Month**

View: **Canal**

Rooms (total): **Studio**

Bedrooms: **Studio**

Size: **50 m²**

Year Built: **1888**

boat).

There is a stop for the new metro (Noord-Zuidlijn) at the end of the street just a few minutes walk from the boat. This is a premium location, with lots of sunlight and a pleasant neighborhood.

She is suitable for a single person or a couple, but will sleep 4 persons, in 2 double beds if you have company for a weekend. There is only 1 large room [3X12 meters, 10X39 feet] as well as a complete open kitchen of 3X3 meters.

There is a powerful shower (no full bath), and a conventional toilet. There's a washing machine and color TV. The boat is rented fully furnished.

Rental price without utilities is €1,280 per month. I add €220 per month for utilities, but the tenant pays only actual costs. In 2018, the total was €228 per month for all utilities (water, electricity, gas, internet and TV).

The tenant also has to pay some user taxes levied by the city of Amsterdam, a couple of hundred Euros per year. I have no control over these costs.

The annual liggeld (or precario) is billed in the tenant's name; I pay that, but it's the tenant's responsibility to forward the bill to me in good time.

*Note about the air conditioner

The company that made the AC unit folded a while ago, so service and parts are not available for it now. It works well, and I will do my best to keep it working, but I can't guarantee the function of the air-conditioning.

Features

✓ Heating System:	Central
✓ Cooling System:	Central
✓ Pet Policy:	Pets are negotiable
✓ Kitchen:	Fully Equipped
✓ Gymnasium	

Address [Map](#)

Appliances

✓ Refrigerator:	Simple
✓ Stove	✓ Oven
✓ Dishes	✓ Washing Machine
✓ Towels	✓ TV
✓ Internet:	Wireless

Neighborhood

Country:	NL
State:	Noord-Holland
City:	Amsterdam
Zipcode:	1017cz
Street:	Lijnbaansgracht
Street Number:	344
Postal Code:	1017cz
Floor Number:	0
Longitude:	E4° 53' 36.3"
Latitude:	N52° 21' 36.2"

Shopping Center:	10 Minutes
Town Center:	1 Minutes
Hospital:	10 Minutes
Police Station:	10 Minutes
Train Station:	15 Minutes
Bus Station:	5 Minutes
Airport:	20 Minutes
Coffee Shop:	5 Minutes
Beach:	30 Minutes
Cinema:	10 Minutes
Park:	15 Minutes
School:	10 Minutes
University:	10 Minutes
Tourist Site:	1 Minutes
Exhibition:	1 Minutes

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